



TRINITY CITY PLANNING & ZONING MEETING

May 24, 2005
7:00 pm

The Trinity Planning Board held their May 24, 2005 meeting at Trinity City Hall. A quorum was present.

PLANNING BOARD MEMBERS PRESENT: Chairman J. R. Ewings; Planning Board Members Linda Gant, Vernel Gibson, Buddy Maness, Paula Peace, Melvin Patterson, and Robbie Sikes.

PLANNING BOARD MEMBERS ABSENT: Richard McNabb, and Danny Phillips.

OTHERS PRESENT: City Manager, Ann Bailie; Planning/Zoning Administrator and Code Enforcement Officer, Adam Stumb; City Clerk, Debbie Hinson, City Engineer, Randy McNeill, Council members Bridges and Talbert, and other interested parties.

ITEM 1. Call to Order.

Chairman Ewings called the May 24, 2005 meeting to order at 7:00 p.m.

ITEM 2. Pledge of Allegiance.

Chairman Ewings led the Pledge of Allegiance.

ITEM 3. Invocation.

Planning Board member Vernel Gibson gave the invocation.

ITEM 4. Approval of Minutes (4-24-05)

Chairman Ewings called for any changes or corrections to the April 26, 2005 minutes.

Board member Peace made a motion to approve the minutes as written. Board member Patterson seconded the motion. The motion and second were approved unanimously by all members present.

ITEM 5. Public Comments Section

Chairman Ewings opened the floor to anyone who wished to make comments. Hearing none, Chairman Ewings proceeded to the next agenda item.

ITEM 6. Rezoning Request #Z05-02 (Surrett Drive) Public Hearing

Chairman Ewings opened this item and reviewed the procedures of the Public Hearing. After the review, Chairman Ewings opened the item and asked Mr. Stumb brief the board members.

Mr. Stumb discussed the existing zoning and the request to rezone to customer shopping. Mr. Stumb reviewed the colored map that illustrated the majority of this area is zoned for residential, however the current land use plan indicates mixed uses. This area currently has mixed uses of commercial and industrial from Old Turnpike and Surrett all the way up to just above Howard Circle. Above this location are residential uses on the left side, on the other side there are the same mixed uses as you head toward Archdale. The lot is pretty level with no real streams or

wetlands that are of any concern. This property is all located inside Trinity in the Lake Reese Watershed. There is no zoning history to date for the City of Trinity. This property is located along Surrett. Mr. Stumb advised members the traffic counts in 2002 showed that 7,303 vehicles per day traveled Surrett daily.

Chairman Ewings opened the Public Hearing for those speaking for the request.

Joey Idol, 5163 Ronniedale Road Trinity: Mr. Idol stated he owned the property and wanted to make a Floor Covering Showroom. The traffic generated from this business will not be like a shopping mall but this business will be used for public access. The size of the building I am looking at building will be 50 X 100 with the front utilized as showroom space and the back will be utilized as warehouse space.

With no others speaking for the request, Chairman Ewings opened the hearing to anyone who wished to speak against the request.

Gene Byerly, 5892 Howard Circle: Mr. Byerly stated that he was speaking for himself and his family that owned quite a bit of property in this area. Mr. Byerly shared with board members a map that highlighted his property line areas in yellow and that of his neighbors in orange that illustrated this property was zoned residential. This area is primarily residential and we would like to keep it residential. Once commercial development starts it seems to be something that can't be turned back. This is a high traffic area and a good place for wrecks unless there is a turn lane provided to go into this business. Mr. Byerly discussed the ditch line that runs parallel to the fire department that runs parallel to Mendenhall and fed into a creek. Development over the years such as Kingsfield and other commercial areas has created so much run off that the road has washed out 2 times on Mendenhall.

Patty Leach, property owner at 1 Howard Circle; We own property on this street and would like to see this property left zoned Residential. We would like to build here one day and would like to know what type of sewer has been approved for this request and when sewer service may be scheduled for this area.

Betsy Leach, 313 Cedarwood Trails; We own 2 lots in this area. The one lot that I am concerned about is the lot that is directly beside this proposed development located where Mendenhall comes into Surrett. If this request is approved you could not use this lot for residential. These lots would be gifts to my 2 sons and would like to remain zoned as residential.

Hunter Hayworth, 5825 Mendenhall Road; Mr. Hayworth stated that he wanted to go on the record as being opposed to this request. As it has been pointed out the entire area going down Mendenhall to Howard Circle and connecting to Surrett is all residential. As far as I am concerned it is the same thing as Kingsfield Subdivision and we don't want a business right in the middle of our neighborhood.

Virginia Hawk, 5533 Mendenhall; Traffic is really bad on this road. We don't need anything else that will draw more traffic.

With no others speaking, Chairman Ewings closed the Public Hearing and turned the request over to Board members for discussion and or action.

Board member Gant discussed with Mr. Idol the .67 acres of property at this location and asked if he had acquired his septic tank permit. Mr. Idol advised Board members that he had not acquired this permit to date. Board members discussed how septic permits were approved and the amount of property needed to obtain a permit.

There was discussion between Board member Sikes and Mr. Idol concerning the septic system and the possibility that this property may not perk. Mr. Sikes discussed how the tax base for this property would increase if this request to rezone to commercial were approved by this Board and Council. Once the rezoning has been approved then the value would change, and if this lot would not perk you would have property not suitable for your request. It may be in your best interest to check to see if this lot would perk for septic prior to this request being heard for decision. Mr. Idol asked when public sewer would be available. After research, Manager Bailie stated that this property was not currently included in any phase, however it was located across the street from Phase 4 which was due to be in 2011.

Board member Sikes asked Mr. Idol to withdraw his request tonight and ask for continuation depending on the septic approval from the County. Mr. Idol stated that he only bought the property to build this building and if I can't use this property I may as well sell and go somewhere else where this is not so opposed.

There was discussion among Board members concerning the zoning in this area. After further discussion for continuation between Board members, Manager Bailie, and Mr. Idol concerning a continuation for this request, Mr. Idol asked for a continuation of this request for 2 months. Board member Gant asked Mr. Idol if he planned to have any type of supplies outside and what type of building he planned to build. Mr. Idol advised Board members that all materials would be inside and that he planned to have a metal building with some kind of front on it.

With no further discussion, Board member Sikes made a motion to give Mr. Idol a two (2) month continuance on this request and to be heard again at the July 05 meeting. Board member Maness seconded the motion. The motion and second were approved unanimously by all Board members present.

ITEM 7. Rezoning Request #Z05-03 (4971 NC Hwy 62) *Public Hearing* Sketch Plan Review – Somersworth

Chairman Ewings opened this item and asked Mr. Stumb to brief Board members on this request.

Mr. Stumb advised members this request was for the same property that members looked at during their April meeting. This request was presented previously with the entire property zoned R-12. The new request is for R-12, Highway Commercial, and residential mixed. The lines for these different districts are illustrated on the site plan previously mailed to you. The current zoning for this property is RA and R-40. There are a few houses on this property. To the north of this property is Colonial Country Club that is zoned residential, south is undeveloped, to the east is Colonial Heights, and to the west it is currently zoned commercial. This property is located in the Lake Reese Watershed. The property is rolling. There is a dry lake and the start of a stream. Mr. Stumb shared traffic counts with the Board as of 2002 at locations between Hopewell and NC Highway 62 there are approximately 9,000 vehicles per day and at NC Highway 62 and Unity there is approximately 10,000 per day.

Chairman Ewings opened the Public Hearing to anyone who wished to speak in favor of this request.

Gary Peacock, 1716 Trowbridge Ct., High Point; Mr. Peacock started out by referencing staff's letter enclosed in the packet that stated they agree with the lay out of this plan. What I found opposition to the last time this was brought before the Board was the area that had been planned to be commercial. This new plan will still leave 6 acres of high density commercial. It will leave 80 acres of high density commercial across the street from this property. Past the intersection there must be 200 acres + or - of medium density commercial development available. Mr. Peacock reviewed a survey he completed using Oak Hollow Mall as the example on the amount of property used to build commercial buildings. Oak Hollow Mall has 11 out parcels located around it with a total acreage of 31 acres. The Home Depot on Main Street is located on an 11 acre parcel, Lowe's Hardware is located on 14 acres, and Wall-Mart is located on 16 acres. If this acreage is added to the total acreage used for the 11 out parcels at the Mall the total acreage used is 71 acres. There will be 140 acres of high density commercial development left after this project is done. Mr. Peacock discussed the growth rate in Trinity as indicated by the census taken in 2000. At that time the population of Trinity was 6,690 and Manager Bailie advised me the population is currently fewer than 7,000. This would indicate a growth rate of 78 people per year over a 4 year period. You need traffic and people in the area to develop. If on the 80 lots proposed we built houses at 80,000, 100,000, and 150,000

this would equal 12 million dollars in assessed property values. I assume the multi-family and commercial property is equal in value. Today this property (47 acres) is priced at just fewer than 10,000 in tax values per acre. If you have 50 acres at 10,000 per acre the tax value for this property is 500,000. If this plan works and is approved this same property would be worth 24 million in tax valuation.

With no one else speaking for this request, Chairman Ewings opened the floor to anyone who wished to speak against. No one spoke in opposition of the request, however, Council member Talbert asked to speak concerning this issue.

Miles Talbert, Colonial Heights; Mr. Talbert discussed the 2 I-85 Interchanges located in Trinity and the traffic count generated from the interstate. The traffic count is so high from the Interstate that Trinity does not pass the air quality standards. Some developments go on I-85 and do very well. Mr. Talbert discussed the location of Wall-Mart in Lexington. There was nothing there when Wall- Mart located there. Trinity will develop around the I-85 exits and this will be downtown Trinity. It will not be all houses. We are already a bedroom community. The change to allow some commercial on the other side is good and the way it should be. That is where our commercial will develop. If we make this all housing we are only kidding ourselves. The City is going to need some commercial and will get some commercial development. We have great access to Greensboro and the surrounding area.

With no others speaking, Chairman Ewings closed the Public Hearing and turned the item over to Board members for discussion.

There was discussion among Board members, Chairman Ewings, and Mr. Peacock concerning the development as proposed. Comments made by Board member Gant included the location of multi-family and the desire that this should be left for commercial development. She did not feel the 7 or 8 acres shown was sufficient for commercial development. Chairman Ewings discussed the fact that the residential areas were designed to abut the Colonial Country Club and his feelings that this was a better plan than have business abutting this same area. He also discussed his feelings concerning the lack of business in Trinity and the fact that there are no businesses open in the City after 8:00 to purchase a sandwich or coke. It was his feelings that in order to draw businesses like McDonalds and Wal-Mart additional housing development was needed and that business will not come unless you have the people and traffic to support them. Board member Maness discussed the plan and agreed with Chairman Ewings that he preferred to see houses in the location as indicated at the Country Club rather than business. Board member Patterson discussed an earlier conversation he had with Mr. Peacock. He asked Mr. Peacock to share the same aerial view with the Board as he had shown to him.

Mr. Peacock shared an aerial view of Trinity in comparison to an aerial view of High Point and discussed how Trinity may get some ideas by comparison of the two.

Board member Gant asked Mr. Peacock if all traffic would ingress and egress from NC Highway 62. Mr. Peacock advised Board members that all ingress and egress was from NC Highway 62, however there would be two (2) entrances to NC Highway 62.

After a brief discussion concerning the traffic ingress and egress, ***Board member Sikes made a motion to go with staff's recommendation and recommend approval of the request. Board member Maness seconded the motion. The motion and second was approved with a vote of 5 to 1 with Board member Gant voting Nay.***

Manager Bailie advised Mr. Peacock that this request would be presented to Council for their consideration in June at their regular meeting.

Board member Gant asked if this would be under the Overlay if it was approved. Planning Administrator Stumb advised Board members the Overlay would apply to anything commercial built in this development if the Overlay Plan were approved by Council within the next month or two.

ITEM 8. Zoning Ordinance Amendment

a. Apartments

Chairman Ewings opened this item and turned discussion of this item over to Mr. Stumb, Planning Administrator.

Mr. Stumb advised Board members these issues concerning apartments were discussed during the last 2 meetings and the lighting had been agreed upon at the last meeting but the changes were never finalized as a whole. These amendments and concerns were raised during the public hearings for apartments on Unity St (landscaping, traffic and lighting). The proposed amendments address many of the concerns by requiring landscaping and screening of adjoining property owners, projected traffic counts and options to mitigate increased traffic and requiring the submission of a lighting plan.

Board members discussed the possibility of requiring foundations to homes, apartments, and town homes instead of concrete slabs. After further discussion it was the consensus of board members that this could not be done by the city if the home met the building code but that it was up to the individual buyer to decide on the type of foundation they wanted.

Staff recommends approval of the amendments as is.

Board members and Mr. Stumb discussed the recommended changes to the Apartments Section as listed below.

**City of Trinity Zoning Ordinance
Trin-Thom Development Zoning District**

Article VIII – Special Uses

Use: Apartments.

Special Use District: MF-R, RM

Density Density: 12,000 square feet, plus 3,000 square feet for each additional unit over 2.

Site Plan Site Plan: The site plan shall show the location of the building, streets, walkways, parking, (as per Article XII) recreational areas and facilities within the site; all existing buildings and structures within one hundred (100) feet; and public or private easements or rights-of-way adjoining or intersecting such property.

Design Standards Included in Site Plan: **Timing:** Proposed schedule of development phases.

Circulation: Proposed points of ingress and egress and proposed pattern of internal automobile and pedestrian circulation.

Landscaping: When a proposed apartment complex abuts a residentially zoned lot, the complex must adhere to the following landscaping requirements.

- a. At least two (2) rows of evergreen trees which may be selected from the recommended List of Recommended Species (on file with the Zoning Enforcement Officer) shall be planted. Trees shall have a minimum height of three feet (3') when planted. The rows shall be spaced seven feet (7') apart and centered within the buffer strip. Tree spacing shall be eight feet (8') off centered with trees in adjacent rows offset (staggered) four feet (4'); and a solid visual barrier fence six feet (6') in height shall be erected around any loading, unloading, or outdoor storage areas; and
- b. Earth beams may be used in conjunction with planting to satisfy height requirements; but slopes shall not exceed one foot (1') to two feet (2') horizontal.

- c. At least one (1) deciduous tree shall be planted along the street no less than ten feet (10') off of the right-of-way (on private property), for each forty feet (40') of street frontage or fraction thereof for new construction or extensive rehabilitation. Each tree shall be at least one and one-half inches (1 ½") in caliper and may be selected from the List of Recommended Species or otherwise approved by the Planning and Zoning Enforcement Officer and shall be provided with adequate space for water percolation and root growth. In lieu of this requirement, the developer shall provide a **Landscaping Plan and detailed plant list**, approved by the Planning and Zoning Enforcement Officer, which provides for a variety of plantings which achieve the desired aesthetic goals of the buffering requirement.

Traffic: A developer shall present a traffic analysis on projected traffic counts at peak hours and proposed plans to mitigate any congestion associated with the development.

Utilities: Proposed provisions for storm drainage and sanitary sewerage, approved by a N.C. certified registered engineer.

Proposed solid waste storage facilities consisting of a minimum 10' X 20' concrete pad with vehicle apron and a six foot (6') high stockade fence on minimum of three (3) sides with six foot (6') high ballards to protect said fence.

Proposed water system and fire fighting facilities such as hydrants or sprinkler connections.

All plans showing utility construction details must meet the current specifications of the City of Trinity.

Types of surfacing, slope, grade and cross section of drives, sidewalks, malls, etc. Private streets shall be designed to assure proper access and turn around for service and emergency vehicles.

Buffering: Location and heights of all fences, walls, and hedges

Lighting plan: A lighting plan shall be provided that shows the type, height and density of all outdoor lighting.

When abutting a residential district lighting shall be designed so as not to create a nuisance on abutting property owners. The maximum illumination at the edge of the property line adjacent to a residential zoning district is ½ foot candles.

Recreation Area: Location and amount of recreation area, if any.

Signage: Size and proposed location of any freestanding signs.

Placement of Buildings: There shall be maintained at least twenty (20) linear feet of open space between individual and unattached buildings of one story and thirty (30) linear feet between two story buildings in an apartment development;

Setbacks from public street right-of-ways shall be the same as required by the zoning district where the apartments are located; and

Any group of buildings forming a courtyard shall have at least twenty-five (25%) percent of the perimeter of such courtyard open for access by emergency vehicles.

City of Trinity Zoning Ordinance
Article IV – Definitions

Foot-candle – A quantitative unit measuring the amount of light cast onto a given point, measured as one (1) lumen per square foot.

Board members discussed the lighting as stated as well as discussion on the placement of 3 story buildings. Mr. Stumb discussed his search for placement of buildings above 2 stories. In most cases anything above 2 stories will maintain the 30 feet between buildings. This is not limiting 3 story buildings. Board members discussed the requirement for sprinklers in any 3 story building, where only smoke detectors were required in a 2 story building.

After further discussion, Board member Peace made a motion to approve the amendments as presented. Board member Gibson seconded the motion. The motion and second was approved unanimously by all Board members present.

ITEM 9. Development Standards (Overlay District)

Chairman Ewings opened this item and turned discussion over to Mr. Stumb.

Mr. Stumb reviewed the Proposed Thoroughfare Overlay District as well as presenting ideas with a power point slide show on development. Mr. Stumb provided members with survey questions for their review and feed back prior to further discussion on the Proposed Overlay District.

Thoroughfare Overlay District

The thoroughfare overlay district is established to encourage development and redevelopment which preserves the visual quality and functional operation of major roadways; enhance the visual image of the community; promote traffic safety and preserve property values.

Overlay District Requirements

- (a) Applicability: Within a Thoroughfare overlay district, every use of a building or land hereafter established, including demolition and reconstruction of new uses, shall meet the requirements of this section unless otherwise exempted below.
- (b) Exemptions
 - 1. New Residential Development: New single family, duplex, or twin home development shall be exempt from the provisions of this section.
 - 2. Reuse or Redevelopment: Reuse, remodeling, repairs, or other redevelopment which do not create additional building floor area or parking spaces shall be exempt from the provisions of this section.
 - 3. Expansions: Building additions, parking lot expansion or other redevelopment that creates additional building floor area or parking spaces not exceeding twenty-five percent (25%) of the floor area or parking spaces existing on the site on the effective date of this Ordinance shall be exempt from the provisions of this section, except no expansion may occur within a required setback area. There shall be only on such expansion.
 - 4. Shallow Lots: Vacant lots of record existing as of the effective date of this Ordinance with less than one hundred fifty (150) feet of depth shall be exempt from the provisions of this section.

Applicable Roads and Boundaries: The TO District shall consist of the public right-of-way and those lands within one hundred (100) feet of either side of the right-of-way, including access ramps of all freeways and expressways. Roads affected by this TO designation are identified on the official City of Trinity Zoning Map.

Development Review: No building or zoning permit or subdivision plat shall be approved which does not demonstrate compliance with the provisions of this section.

Standards for Development within the TO District: All development within the TO District shall be subject to the site development standards of the underlying district, in addition to the following.

- (a) Enclosed Facilities: All manufacturing, storage, offices, wholesale, retail sales, or similar uses, other than display areas for motor vehicles sales and plant nurseries, shall be conducted within an enclosed building, except as otherwise provided below.
- (b) Outside Storages: Outside storage shall be permitted only if screened from view from the thoroughfare. The outside storage shall not occupy an area larger than one-half of the area covered by the principal building.
- (c) Loading and Garage Bays: All loading areas and entrances to motor vehicles repair bays shall be screened from view from the thoroughfare.
- (d) Shielding On-Site Utilities: All public utilities and related facilities, heating, ventilation and air conditioning (HVAC) units, including on-ground and rooftop mechanical systems, and dumpsters, shall be so located and/or shielded so as to not be visible from the public right-of-way.
- (e) Setback: Any new structure or vehicular use area, including parking lots, loading areas, and driveways shall be setback a minimum distance of fifty (50') feet from the right-of-way line as measured perpendicular to the adjacent thoroughfare right-of-way line.
- (f) Landscaped Thoroughfare Yard: A landscaped thoroughfare yard shall be provided by each use subject to this requirement. A landscaped thoroughfare yard is a landscaped area generally parallel to the public thoroughfare designed to provide continuity of vegetation along the right-of-way and a pleasing view from the road. The landscaped area shall be penetrated only by driveways and crosswalks. The minimum width of the thoroughfare yard shall be ten (10') feet and shall be located within thirty foot section of the lot closest to the public road right-of-way. It shall be landscaped and maintained with a vegetative cover and shall be planted with small and/or medium shrubs at a rate of fifteen (15) per on hundred (100') linear feet of street yard not counting driveway and crosswalk area. The Zoning Administrator may approve a different vegetative landscape type when in his opinion equal or better performance will result. The following is a sample list of recommended shrubs by common name.

American Boxwood
Carolina Allspice
Flowering Quince
Hedge Cotoneaster
Japanese Holly
Japanese Barberry
Purple Beautyberry

Common Juniper
Nandina
Azalea
Mapleleaf Viburnum
Sargeants Chinese Juniper
Common Laurelcherry
Fragrant Sumac

- (g) Exterior Building Materials: No building elevation, including foundation that is prominently visible from the Thoroughfare Overlay District may be covered with sheet or corrugated aluminum, iron steel, plain concrete block, or exterior panelized plywood. Except, however, such materials may be used as secondary exterior finish materials if they cover no more than twenty (20) percent of the surface area of any one elevation. Buildings may consist of any of the following materials: utility brick, standard brick, stucco, synthetic stucco, colored split-faced block, glass, stone, tile, or other similar high quality materials.

- (h) Developments with more than one Principal Building: Development in the Thoroughfare Overlay District with more than one principal building (including “out parcels” and multi tenant buildings) shall include similar architectural styles but should not be identical throughout the development. All sides of an individual building shall be treated in an architecturally similar manner. More specifically, the following three “unifying elements” must be significantly presented in each building (including accessory buildings and those buildings located on out parcels) and to the greatest extent practical, in other architectural features of the development (walls, fences, signs, etc.)
1. Building materials: such materials shall apply to at least 30% of each ground mounted signs as well.
 2. Colors: A maximum of three colors may be designated as the unifying element but the maximum number of colors throughout the development is not limited.
 3. Architectural features: These include but are not limited to: roof treatment (style, color and material), façade treatments or building form (overhangs, canopies, arcades, protected walkways, entrances treatments).
- (i) Entrances/Exits to Public Streets: Any lot of record in the Thoroughfare Overlay District is existence on the effective date of this section shall be allowed on access point, notwithstanding the provisions of this section that may prohibit such access; provided, however, that two or more lots under common ownership not conforming to the requirements of this Ordinance shall be considered one lot and shall comply with the requirements of the section. The maximum number of access points shall be as follows;

<u>Thoroughfare Frontage</u>	<u>Access Points to Thoroughfare</u>
0-299	1
300-999	2
1000 or more	3

Except where access would be denied, driveways shall be located at least 200 feet from the center line of any street intersecting the Thoroughfare and shall be located at least thirty feet from a side property line, except where a mutual joint access agreements exists which provides for a shared driveway for adjoining owners.

Driveways shall be not less than 120 feet apart, measured along the right-of-way from center of driveway to center of driveway.

- (j) Signs: The following types of signs shall be prohibited in the Thoroughfare Overlay district.
1. Off-premises signs
 2. Temporary signs
 3. Portable signs
 4. Movable signs
- (k) Paved Parking: All required parking and all other parking areas for six (6) or more vehicles, whether required or not, shall be paved and maintained with concrete, asphalt, or similar material of sufficient thickness and consistency to support anticipated traffic volumes and weights.

During the power point presentation Board members discussed the items listed on the Overlay Survey (listed below) in conjunction with the power point presentation.

Overlay Survey

Please respond to the statements below, and whether you disagree or agree. Using a scale of 1 to 10, one being you strong disagree and 10 if you strongly agree. Also, please use the attached map highlight the areas most important to the City as far as appearance and where you think an overlay district should apply.

1. Brick or masonry facades should be required for all new businesses.

1 – 2 – 3 – 4 – 5 – 6 – 7 – 8 – 9 – 10

2. Utilities (HVAC Units and accessories and dumpsters) should be screened or hidden from public view.

1 – 2 – 3 – 4 – 5 – 6 – 7 – 8 – 9 – 10

Landscaping

3. Street frontage should be tree lined

1 – 2 – 3 – 4 – 5 – 6 – 7 – 8 – 9 – 10

4. Parking lots should be broken up with landscaped islands.

1 – 2 – 3 – 4 – 5 – 6 – 7 – 8 – 9 – 10

Lighting

5. Decorative lighting should be used in parking lots.

1 – 2 – 3 – 4 – 5 – 6 – 7 – 8 – 9 – 10

Parking

6. All parking lots should be paved.

1 – 2 – 3 – 4 – 5 – 6 – 7 – 8 – 9 – 10

7. Parking should be set in the rear or side of the lot.

1 – 2 – 3 – 4 – 5 – 6 – 7 – 8 – 9 – 10

8. Shared parking should be encouraged.

1 – 2 – 3 – 4 – 5 – 6 – 7 – 8 – 9 – 10

9. Connectivity between lots should be encouraged using organized “alleys” or side streets.

1 – 2 – 3 – 4 – 5 – 6 – 7 – 8 – 9 – 10

10. Curb and guttering should be required.

1 – 2 – 3 – 4 – 5 – 6 – 7 – 8 – 9 – 10

Signs

11. Sign height and display area should be limited in the overlay district.

1 – 2 – 3 – 4 – 5 – 6 – 7 – 8 – 9 – 10

Sidewalks

12. Walking between businesses should be encouraged by requiring sidewalks.

1 – 2 – 3 – 4 – 5 – 6 – 7 – 8 – 9 – 10

Traditional Neighborhood Development

13. Traditional Neighborhood Development options should be allowed, such as business with residential use above.

1 – 2 – 3 – 4 – 5 – 6 – 7 – 8 – 9 – 10

At the conclusion of the power point presentation Mr. Stumb advised members that he would use the feedback information provided by members for review and discussion at their next meeting.

ITEM 10. Comments from the Board

Chairman Ewings called for comments from the Board.

Board member Gant discussed the current Ordinance that allowed stucco buildings. She asked if the shopping center located on Main Street was constructed of stucco and was advised that it was stucco. If we do an Overlay District and require all brick buildings will this be excluded? Currently if someone comes in to build they will be allowed to put in a metal building. She discussed the metal building currently being used by Builder Supply and the fact that this Board was advised the front of this building would be brick. The brick on this building consist of two (2) brick columns at the front.

Mr. Stumb advised Board members that if the Overlay District required brick only, the stricter requirement would prevail and the construction would have to be brick.

At this time member Gant made a motion to amend the Ordinance for Trinity to read not to allow stucco or metal buildings.

There was conversation between Board members concerning Ms. Gant's motion.

Chairman Ewings called for a second to the motion made by Board member Gant. There was no second therefore the motion died on the floor.

ITEM 11. Comments from Staff

None

ITEM 12. Adjourn

With no other business to discuss, Chairman Ewings called for a motion to adjourn.

Planning Board member Sikes made a motion to adjourn the May 24, 2005 Regular Meeting of the Trinity Planning/Zoning Board. Board member Peace seconded the motion. The motion and second was approved unanimously by all Board members present.

These minutes were approved by the Planning Board at their June 28, 2005 meeting with the following changes that have been incorporated into these minutes by motion of Planning Member McNabb, seconded by Planning Member Gibson and approved by all Planning Members present.

Changes incorporated into the minutes as requested.

Correct the spelling of Gary Peacock, and make changes on page three (3) from 60 acres to 6 acres.